

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction City of Elkhart
Allocation Code T20750
Allocation Area Name Elkhart Downtown

Form Prepared By:

Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakerilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>49,651,374</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>72,543,876</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$122,195,250</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>150,573,700</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>34,432,106</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>982,015</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>2,700,000</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$114,423,609</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.93640</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$46,493,547</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$104,080,153</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>3.6344</u>	
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$3,782,689</u>	
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	<u>3.6344</u>	

2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)0.93640

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

08/08/2019

Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Edmund Beaufort
Commissioner, Department of Local Government Finance

8/9/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020
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 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Elkhart County
 Allocation Code T20770
 Allocation Area Name Northeast Corridor

Form Prepared By:
 Name Jason G. Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	35,608,855	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	112,425,559	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$148,034,414
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	163,497,187	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	14,969,496	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	39,900	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	513,370	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$148,054,221
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00013
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$35,613,484
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$127,883,703
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.1475
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$4,025,140
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		3.1475
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00013

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

08/08/2019

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)

8/9/19

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Nappanee
Allocation Code T20790
Allocation Area Name Nappanee Westside

Form Prepared By:

Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>18,897,189</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>27,813,291</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$46,710,480</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>45,549,230</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>78,300</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>797,600</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$46,268,530</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99054</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$18,718,422</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$26,830,808</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.2464</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$871,035</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>3.2464</u>

2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)0.99054

I, Patricia A. Pickens, Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

I dated (month, day, year)

8/8/2019

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)

8/9/19



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Nappanee
 Allocation Code T20800
 Allocation Area Name Nappanee Downtown

Form Prepared By:
 Name Jason G. Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	10,372,649	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	6,261,291	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$16,633,940
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	16,709,296	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	482,949	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	25,200	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$16,251,547
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.97701
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$10,134,182
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$6,575,114
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.2225
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$211,883
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		3.2225
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.97701

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/8/2019

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Nappanee Downtown

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Edgar R. Rount
 Commissioner, Department of Local Government Finance

8/9/19
 Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20860
Allocation Area Name Middlebury East

Form Prepared By:
Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakeritilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>11,917,048</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>36,249,901</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$48,166,949</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>48,328,081</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>808,700</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>202,300</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$47,721,681</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99076</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$11,806,934</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$36,521,147</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.6802</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$978,840</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>2.6802</u>

2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)0.99076

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Wesley Bryant
Commissioner, Department of Local Government Finance

Date (month, day, year)

8/9/19

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20950
Allocation Area Name Middlebury Southeast

Form Prepared By:

Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@baktilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>0</u>
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>16,059,400</u>
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$16,059,400</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>17,502,000</u>
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area	<u>\$17,502,000</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>1.08983</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$0</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$17,502,000</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.7311</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$477,997</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	<u>2.7311</u>

2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**1.08983**

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Date (month, day, year)

8/8/19

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

8/9/19

Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Goshen
Allocation Code T20970
Allocation Area Name Goshen River Race

Form Prepared By:

Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>57,529,098</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>33,988,919</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$91,518,017</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>93,459,589</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,725,000</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>82,600</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$91,817,189</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00327</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$57,717,218</u>	
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$35,742,371</u>	
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>3.2582</u>	
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$1,164,558</u>	
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	<u>3.2582</u>	
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00327</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19Patricia A. Pickens
County Auditor (Signature)Patricia A. Pickens
County Auditor (Printed)**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Edmund Beaufort
Commissioner, Department of Local Government Finance8/9/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction City of Elkhart
Allocation Code T20980
Allocation Area Name Elkhart Southwest Industrial

Form Prepared By:
Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>53,749,791</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>24,380,679</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$78,130,470</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>81,741,534</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>4,608,831</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>30,700</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>13,200</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>1,300,000</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$75,850,203</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97081</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$52,180,835</u>	
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$29,560,699</u>	
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>3.867</u>	
14) Estimated 2019 Pay 2020 Incremental Tax Revenue (Line 12/100) * Line 13)	<u>\$1,143,112</u>	
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	<u>3.867</u>	
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97081</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/8/19

Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Elkhart Southwest Industrial

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Edgar R. Brown
Commissioner, Department of Local Government Finance

8/9/19
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Nappanee
 Allocation Code T20100
 Allocation Area Name Nappanee Senior Housing

Form Prepared By:

Name Jason G. Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakeritilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>6,364,944</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>13,315,601</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$19,680,545</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>20,854,400</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,125,687</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$19,728,713</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00245</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$6,380,538</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$14,473,862</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.2154</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$465,393</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>3.2154</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00245</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Date (month, day, year)

8/8/19

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name _____

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)

8/9/19

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction City of Elkhart
Allocation Code T20102
Allocation Area Name Elkhart Aeroplex

Form Prepared By:

Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>232,094</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>8,154,706</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$8,386,800</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>9,000,500</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>645,700</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$8,354,800</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99618</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$231,207</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$8,769,293</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.6071</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$316,317</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>3.6071</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99618</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Adrian Brant
Commissioner, Department of Local Government Finance

8/9/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020
State Form 56059 (R2 / 5-18)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Goshen
Allocation Code T20104
Allocation Area Name Keystone I

Form Prepared By:
Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>20,004,075</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>63,010,125</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$83,014,200</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>83,816,000</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$83,816,000</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00966</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$20,197,314</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$63,618,686</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.2582</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$2,072,824</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>3.2582</u>

2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

1.00966

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/8/19

Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Keystone I

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Adrian P. Bryant
Commissioner, Department of Local Government Finance

8/9/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Goshen
Allocation Code T20105
Allocation Area Name Keystone II

Form Prepared By:

Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address jason.Semler@bakerilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	0
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	4,493,100
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$4,493,100
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	4,440,600
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area	\$4,440,600
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.98832
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$4,440,600
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.2582
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$144,684
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	3.2582
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.98832

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Adrian D. Bryant
Commissioner, Department of Local Government Finance

8/9/19
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Goshen
 Allocation Code T20106
 Allocation Area Name Century Drive

Form Prepared By:

Name Jason G. Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakerilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>1,397,124</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>39,481,686</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$40,878,810</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>42,707,440</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,302,160</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>850,830</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$40,554,450</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99207</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,386,045</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$41,321,395</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.2582</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$1,346,334</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>3.2582</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99207</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/2019

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name _____

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)

8/9/19



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020
State Form 56059 (R2 / 5-18)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction City of Elkhart
Allocation Code T20111
Allocation Area Name Sterling East

Form Prepared By:
Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	8,454,549	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	17,488,561	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$25,943,110
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	26,640,368	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	1,004,768	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$25,635,600
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.98815
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$8,354,363	
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$18,286,005	
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.5872	
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$655,956	
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	3.5872	
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.98815

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/8/19

Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Sterling East

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Edmund J. Broun
Commissioner, Department of Local Government Finance

8/9/19
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20112
Allocation Area Name Western Gateway

Form Prepared By:
Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>202,091</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>3,379,634</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$3,581,725</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>3,414,265</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>123,800</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$3,538,065</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98781</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$199,628</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,214,637</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.2492</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$72,304</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>2.2492</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98781</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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Commissioner, Department of Local Government Finance

8/9/19
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20114
Allocation Area Name North Baugo

Form Prepared By:

Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakerity.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	2,247,302	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	2,391,498	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$4,638,800
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	4,632,300	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$4,632,300
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99860
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$2,244,156
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$2,388,144
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.9079
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$45,563
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		1.9079
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99860

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

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Commissioner, Department of Local Government Finance

Date (month, day, year)

8/9/19